

Steuben County, Indiana

- 2 Farms • 151± acres Irrigated
- Hunting & Recreation • Building Sites • Irrigation Systems

Land AUCTION

**MONDAY,
DECEMBER 31
at 10:00 AM**

**151±
acres**
offered in 11 tracts

**INFORMATION
BOOKLET**

800-451-2709 • SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

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Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

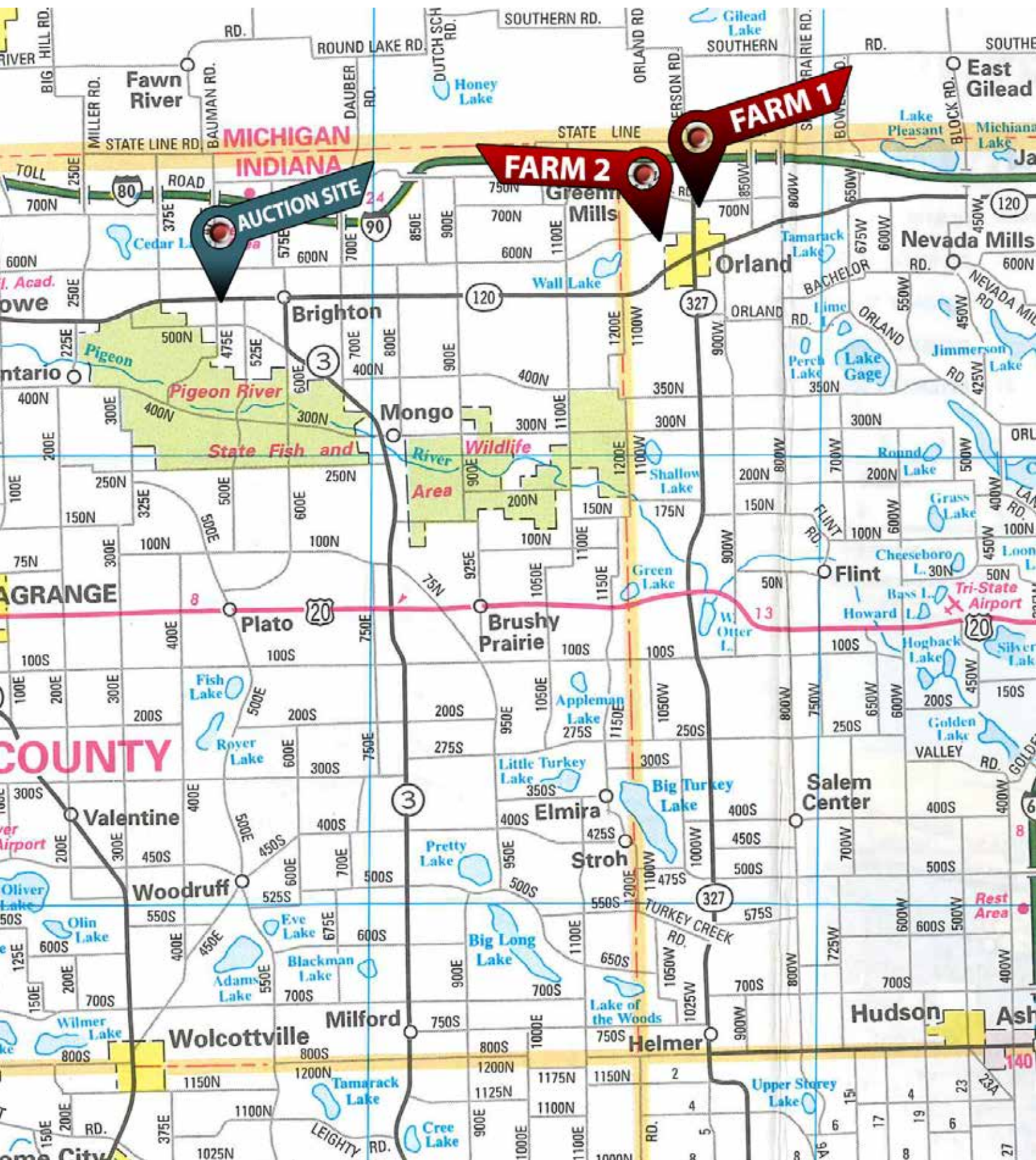
- **LOCATION MAP**
- **AERIAL MAP**
- **SOIL MAPS**
- **FSA INFORMATION**
- **COUNTY INFORMATION**
(TAX PARCEL MAPS, TAX BILLS, PROJECTED TAXES)
- **PHOTOS**





MAPS

LOCATION MAP



AERIAL MAP

FARM 1



FARM 1: 111.5± acres, all tillable irrigated with 2 center pivot irrigation systems with frontage on SR 327 & 700 N

TRACT 1: 18± acres with frontage on 700 N and State Road 327. All tillable and irrigated, Riddles Sandy loam productive soils.

TRACT 2: 24± Acres with frontage on 700 N. All tillable and irrigated with Riddles Sandy loam productive soils.

TRACT 3: 13± Acres with frontage on 700 N. All tillable and irrigated with Riddles Sandy loam, Kosciusko Gravely Sandy loam and Oshtemo-Omas loamy sand productive soils.

TRACT 4: 54± Acres with frontage on 700 N. All tillable and irrigated with Cohoctah Sandy Loam, Kosciusko Gravely Sandy loam and Oshtemo-Omas loamy sand, productive soils.

TRACT 5: 2± acres possible building site with frontage on 700N.

TRACT 6: Irrigation 2012 Valley 7000, 940' 4 tower center pivot, Stationary Pivot Point, 380/85D24 Tires, 1301 Hours

TRACT 7: 2010 Valley 8000, 446' 2 tower towable pivot, 2 wheel EZ tow center point, 14.9-24 Tires, 3154 Hours

TRACT 8: Irrigation well, 8" plastic submersible, 30 hp, Square D starter box, 105' deep

Irrigation Well Info -

963' Elevation at the well head -

8" well - PLASTIC submersible

Approx. - 105' depth.

Approx. - 30 HP

Static Water - Approx - 10' depth

Square D pump starter box. -

AERIAL MAP

FARM 2



FARM 2: 40± acres, with 19± acres tillable. Good timber and hunting with frontage on 650 N

TRACT 9: 26± acres, hunting & recreation land with excellent deer and turkey hunting! Approximately 3± acres tillable. Would make great spot for deer plots and wildlife habitat. Also has a stream running through the west side. This tract is connected to several hundred acres of woodland in the Mud Lake area and DNR property.

TRACT 10: 6± acres building site with frontage on 650N.

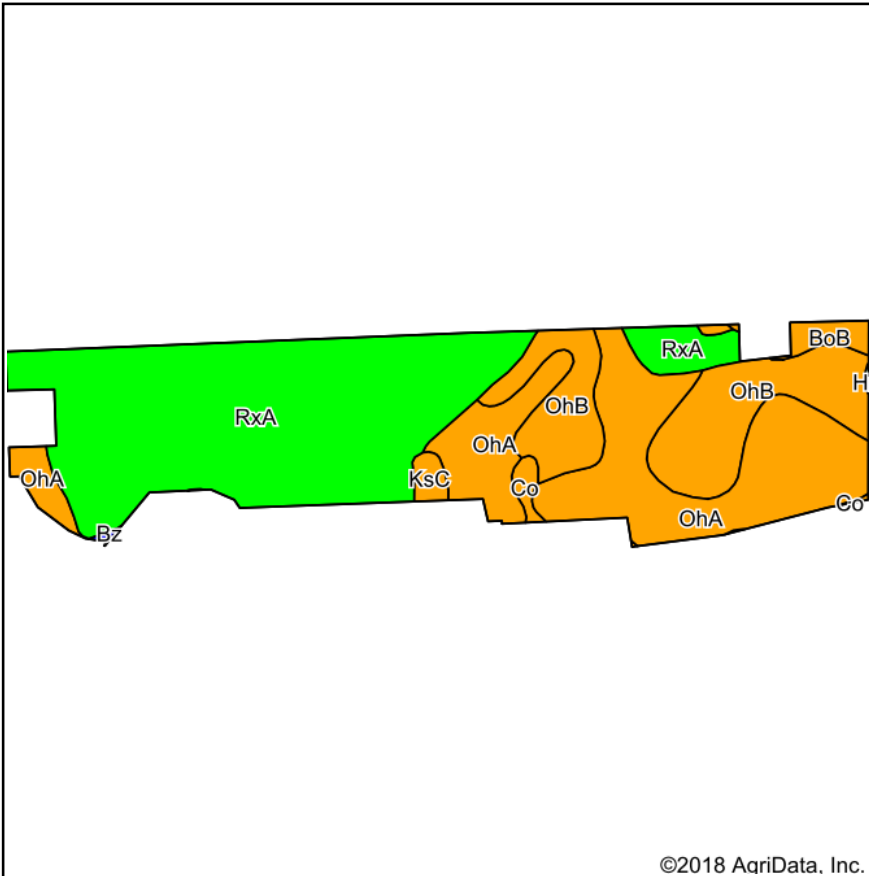
TRACT 11: 8± acres building site with frontage on 650N.

SOIL INFORMATION

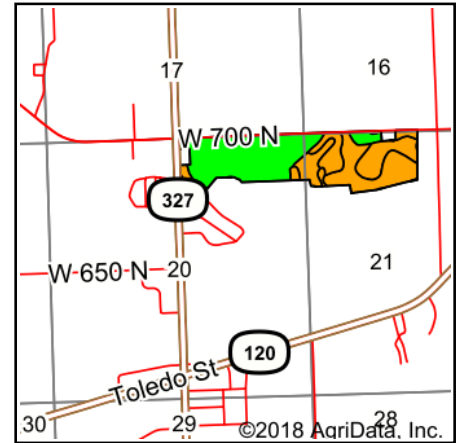
SOIL MAP

FARM 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Steuben**
 Location: **20-38N-12E**
 Township: **Millgrove**
 Acres: **111.46**
 Date: **11/27/2018**



Maps Provided By:



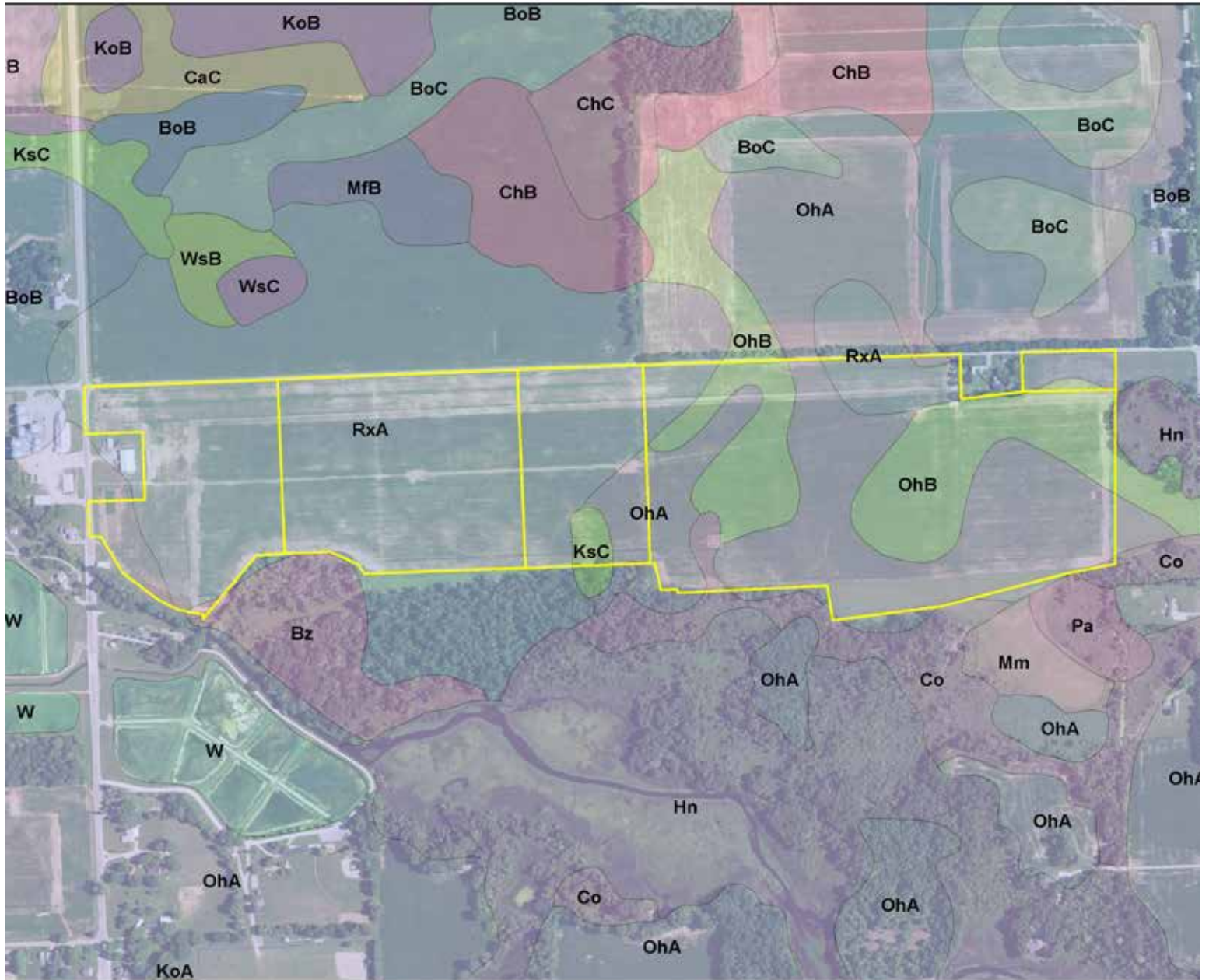
Area Symbol: IN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
RxA	Riddles sandy loam, 0 to 2 percent slopes	54.62	49.0%		I	17	126	5	8	44	63
OhA	Oshtemo-Ormas loamy sands, 0 to 2 percent slopes	32.70	29.3%		IIIIs	14	93	3	6	33	47
OhB	Oshtemo-Ormas loamy sands, 2 to 6 percent slopes	20.14	18.1%		IIIe	14	93	3	6	33	47
BoB	Boyer-Ormas loamy sands, 0 to 6 percent slopes	1.70	1.5%		IIIIs	14	88	3	6	31	44
KsC	Kosciusko gravelly sandy loam, 6 to 12 percent slopes	1.10	1.0%		IIIe	16	100	3	7	35	50
Co	Cohoctah sandy loam	0.99	0.9%		IIIw	19	125			25	
Bz	Brookston loam	0.14	0.1%		IIw	24	175	6	12	49	70
Hn	Histosols, ponded	0.07	0.1%								
Weighted Average						15.5	109.5	4	6.9	38.3	54.4

Soils data provided by USDA and NRCS.

SOIL MAP

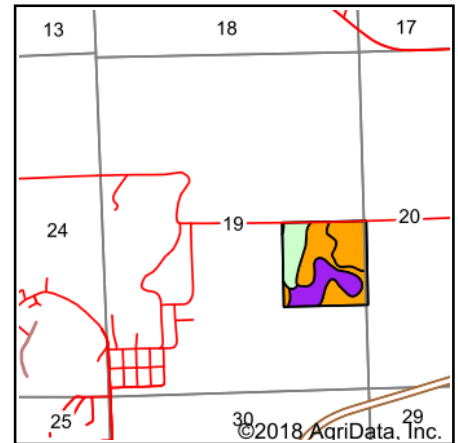
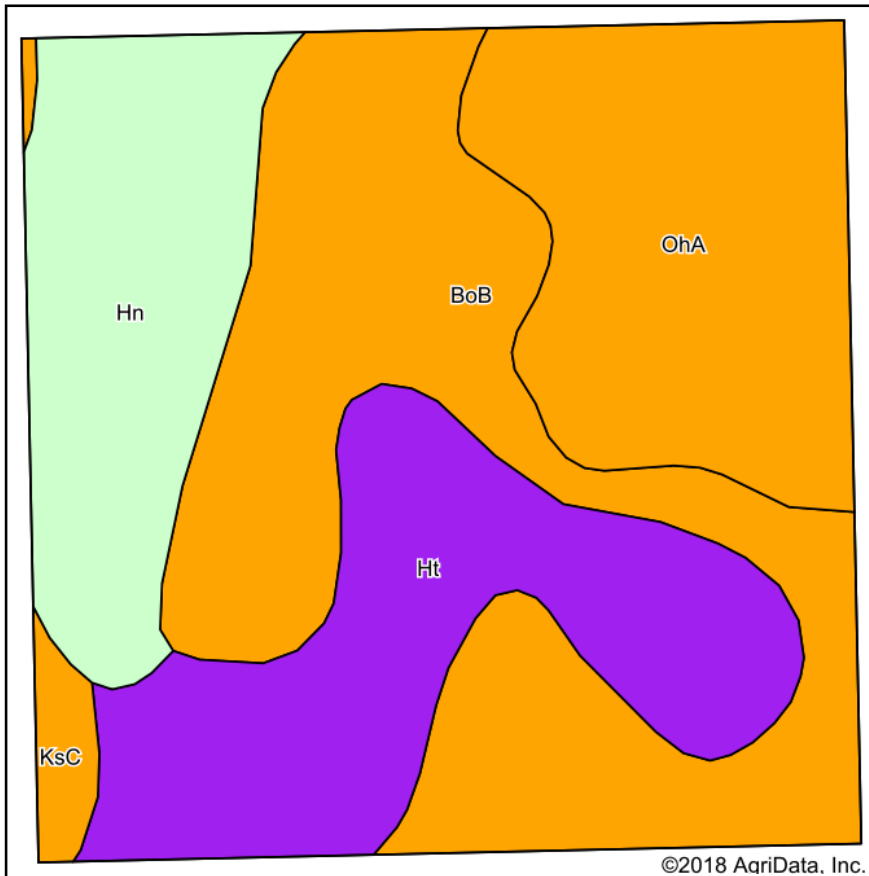
FARM 1



SOIL MAP

FARM 2

Soils Map



State: **Indiana**
 County: **Steuben**
 Location: **19-38N-12E**
 Township: **Millgrove**
 Acres: **40**
 Date: **11/27/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
BoB	Boyer-Ormas loamy sands, 0 to 6 percent slopes	14.04	35.1%		Ills	14	88	3	6	31	44
Ht	Houghton muck, disintegration moraine, 0 to 2 percent slopes	9.07	22.7%		Vw						
OhA	Oshtemo-Ormas loamy sands, 0 to 2 percent slopes	9.03	22.6%		Ills	14	93	3	6	33	47
Hn	Histosols, ponded	7.08	17.7%								
KsC	Kosciusko gravelly sandy loam, 6 to 12 percent slopes	0.78	2.0%		Ille	16	100	3	7	35	50
Weighted Average						8.4	53.8	1.8	3.6	19	27

Soils data provided by USDA and NRCS.

SOIL MAP

FARM 2





FSA INFORMATION

FSA INFORMATION

FARM 1

INDIANA
STEUBEN



United States Department of Agriculture
Farm Service Agency

FARM : 5494

Prepared : Dec 3, 2018

Crop Year : 2019

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : LORD'S SEED LLC
 18-087-62, 18-087-138, 18-087-660, 18-087-672, 18-087-915, 18-087-2335, 18-087-2377, 18-087-3815, 18-087-3873, 18-087-4026, 18-087-4054, 18-087-4128, 18-087-4229, 18-087-4398, 18-087-4634, 18-087-4651, 18-087-4905, 18-087-4907, 18-087-5012, 18-151-5019, 18-151-5047, 18-087-5059, 18-087-5078, 18-087-5210, 18-151-5254, 18-087-5276, 18-087-5277, 18-087-5278, 18-087-5279, 18-087-5336, 18-087-5355, 18-087-5376, 18-087-5383, 26-149-5480, 18-151-5494, 18-087-5523, 18-087-5528, 26-149-5533, 18-087-5585, 18-151-5592, 18-087-5651, 18-087-5652, 18-087-5653, 18-151-5654, 18-087-5654, 18-151-5655, 18-087-5655, 18-087-5656, 18-087-5657, 18-087-5658, 18-087-5660, 26-149-6444

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : 18-151-2015-51

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
224.63	123.57	123.57	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	123.57	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	123.44	0.00	0	109	
TOTAL	123.44	0.00			

NOTES

Tract Number : 12452

Description :

FSA Physical Location : INDIANA/STEUBEN

ANSI Physical Location : INDIANA/STEUBEN

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LORD'S INC

Other Producers : None

Recon ID : 18-151-2015-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
224.63	123.57	123.57	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	123.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

FSA INFORMATION

FARM 1

INDIANA
STEUBEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5494
Prepared : Dec 3, 2018
Crop Year : 2019

Tract 12452 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	123.44	0.00	0	109
TOTAL	123.44	0.00		

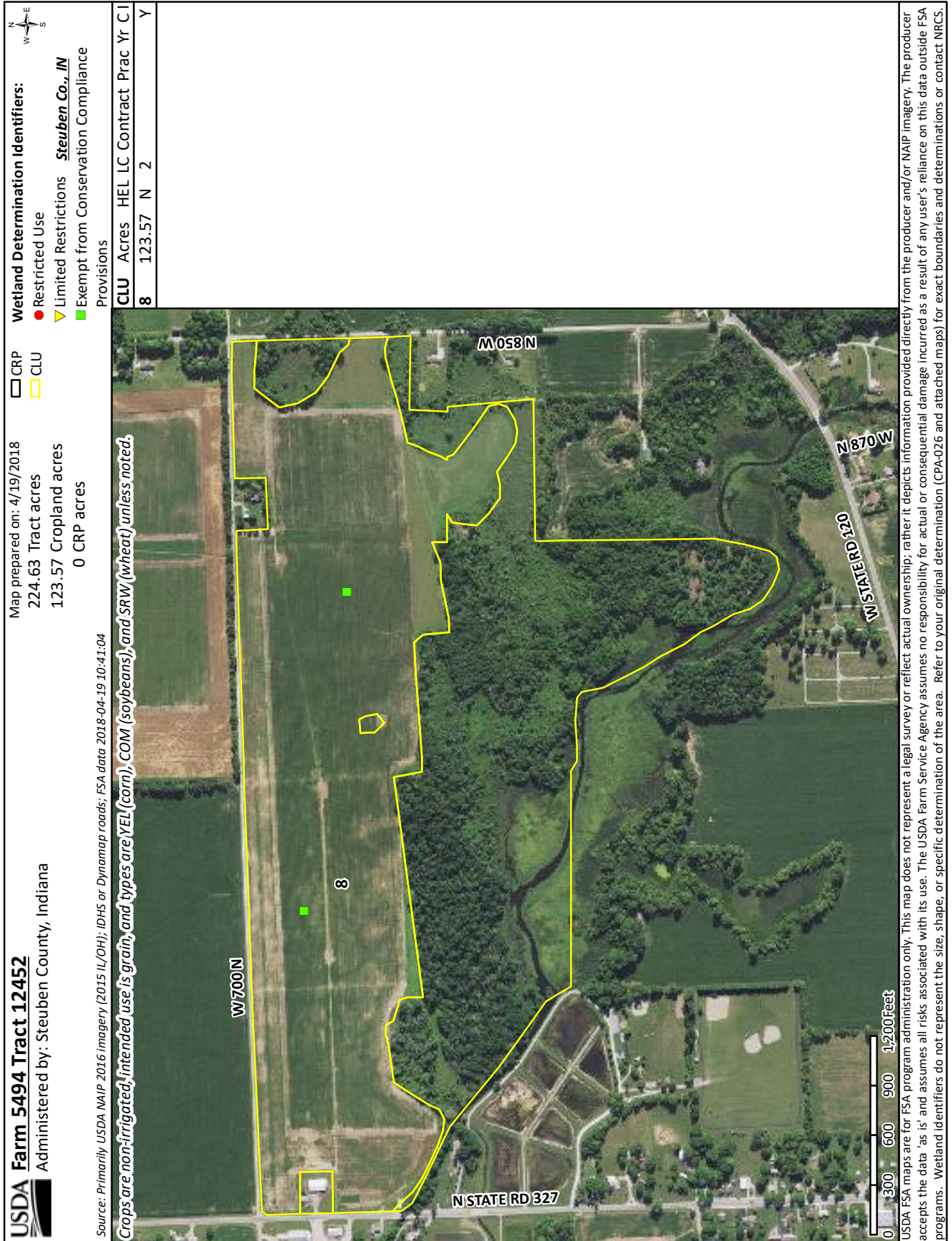
NOTES

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FSA INFORMATION

FARM 1



FSA INFORMATION

FARM 2

INDIANA
STEUBEN



United States Department of Agriculture
Farm Service Agency

FARM : 5047

Prepared : Dec 3, 2018

Form: FSA-156EZ

Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LORD'S SEED LLC
 18-087-62, 18-087-138, 18-087-660, 18-087-672, 18-087-915, 18-087-2335, 18-087-2377, 18-087-3815, 18-087-3873, 18-087-4026, 18-087-4054, 18-087-4128, 18-087-4229, 18-087-4398, 18-087-4634, 18-087-4651, 18-087-4905, 18-087-4907, 18-087-5012, 18-151-5019, 18-151-5047, 18-087-5059, 18-087-5078, 18-087-5210, 18-151-5254, 18-087-5276, 18-087-5277, 18-087-5278, 18-087-5279, 18-087-5336, 18-087-5355, 18-087-5376, 18-087-5383, 26-149-5480, 18-151-5494, 18-087-5523, 18-087-5528, 26-149-5533, 18-087-5585, 18-151-5592, 18-087-5651, 18-087-5652, 18-087-5653, 18-151-5654, 18-087-5654, 18-151-5655, 18-087-5655, 18-087-5656, 18-087-5657, 18-087-5658, 18-087-5660, 26-149-6444

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
86.54	67.65	67.65	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	67.65	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.20	0.00	0	38	
Corn	63.40	0.00	0	104	
Soybeans	3.50	0.00	0	35	

TOTAL **67.10** **0.00**

NOTES

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Tract Number : 11850

Description : A1 Sec 17 T38N R12E
FSA Physical Location : INDIANA/STEUBEN
ANSI Physical Location : INDIANA/STEUBEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : L S FARMS LLP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
48.01	47.53	47.53	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	47.53	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

FARM 2

INDIANA
STEUBEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5047
Prepared : Dec 3, 2018
Crop Year : 2019

Tract 11850 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.10	0.00	0	39
Corn	46.90	0.00	0	112
TOTAL	47.00	0.00		

NOTES

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Tract Number : 12080

Description : A1 Sec 20 T38N R12E
FSA Physical Location : INDIANA/STEUBEN
ANSI Physical Location : INDIANA/STEUBEN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : L S FARMS LLP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.53	20.12	20.12	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	20.12	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.10	0.00	0	36
Corn	16.50	0.00	0	80
Soybeans	3.50	0.00	0	35
TOTAL	20.10	0.00		

NOTES

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FSA INFORMATION

FARM 2



Map prepared on: 4/19/2018
 38.53 Tract acres
 20.12 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions **Steuben Co., IN**
 ■ Exempt from Conservation Compliance Provisions

CRP
 □ CRP
 ■ CLU

USDA Farm 5047 Tract 12080
 Administered by: Steuben County, Indiana

Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2018-04-19 10:41:04

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
2	16.85	N	2				Y
3	3.27	N	2				Y

0 170 340 510 680 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



COUNTY INFORMATION

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:42 PM



Summary - Auditor's Office

Parcel ID 760421000014000007
Alternate ID 04-21-000-014.000-09
Property Address 8755 w 700 N
Orland, IN 46776
Sec/Twp/Rng 21/38/12
Tax Set MILLGROVE TWP
Subdivision N/A
Brief Tax Description W PT NW1/4 Sec 21 36.853A
(Note: Not to be used on legal documents)
Book/Page 1510-0346 (10/15/2015)
Acres 36.853
Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
Lords Inc
6825 N 375 E
Howe, IN 46746

Taxing District - Assessor's Office

County: Steuben
Township: MILLGROVE TOWNSHIP
State District: 007 MILLGROVE TOWNSHIP
Local District: 09
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 991069 MILLGROVE - AG/RURAL RES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Unpaved
Area Quality
Parcel Acreage: 36.853

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	.053	\$1,610.00	\$1,610.00	\$85.33	(\$100.00)	\$0.00
Farm Ponds		0	0	.5	\$1,610.00	\$805.00	\$402.50	(\$40.00)	\$240.00
Tillable Cropland	OHA	0	0	36.3	\$1,610.00	\$1,030.00	\$37,389.00	\$0.00	\$37,390.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/15/2015	LORDS INC			\$0.00
2/3/2014	CERES FARMS LLC	1402-0038		\$0.00
12/26/2013	LS FARMS LLP	1312-0751		\$1,000,000.00
3/31/2006	PARR GREGORY E		0906/0998	\$0.00
6/19/2000	PARR GAYLORD R		0006/0519	\$0.00
	JACOB GORDON LETUX			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
43228	10/15/2015	Split Property	Corp Deed	1510-0346	1510	0346	Lords Inc	Lords Inc
43064	9/25/2015	Split Property	Corp Deed	1509-0554	1509	0554	Lords Inc	Lords Inc
43063	9/25/2015	Split Property	Corp Deed	1509-0554	1509	0554	Lords Inc	Lords Inc
41986	4/20/2015	Change Ownership	Corp Deed	1504-0416	1504	0416	Ceres Farms LLC	Lords Inc
39155	2/3/2014	Change Ownership	Warranty Deed	1402-0038	1402	0038	LS Farms LLP	Ceres Farms LLC
38942	12/26/2013	Change Ownership	Warranty Deed	1312-0751	1312	0751	Parr Gregory E	LS Farms LLP
28041	6/26/2009	Change Ownership	Personal Representatives Deed	0906-0998	0906	0998	Parr, Gaylord R	Parr, Gregory E

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:42 PM

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$37,700	\$43,300	\$46,200	\$57,300	\$72,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$37,700	\$43,300	\$46,200	\$57,300	\$72,300
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$37,700	\$43,300	\$46,200	\$57,300	\$72,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$37,700	\$43,300	\$46,200	\$57,300	\$72,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Penalty	Additional 5% Penalty	\$9.71	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$9.71	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$184.67	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$194.24	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$184.67	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$194.24	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$9.71	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$194.24	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$239.34	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$239.34	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$308.22	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$308.22	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$239.76	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$239.76	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$233.53	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$233.53	
2011 Pay 2012	Property Tax Detail	Fee	Tax Sale Fee	\$25.00	
2011 Pay 2012	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$70.00	
2011 Pay 2012	Property Tax Detail	Penalty	1st Installment Penalty	\$20.71	
2011 Pay 2012	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$35.10	
2011 Pay 2012	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$17.55	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$17.55	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$207.13	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$175.48	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$175.48	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$207.13	

Total:

Tax Year	Amount	Bal Due
2017 Pay 2018	\$583.00	\$0.00
2016 Pay 2017	\$398.19	
2015 Pay 2016	\$478.68	
2014 Pay 2015	\$616.44	
2013 Pay 2014	\$479.52	
2012 Pay 2013	\$467.06	
2011 Pay 2012	\$951.13	

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:42 PM

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2017 Pay 2018	10/1/2018	\$184.67
2017 Pay 2018	4/16/2018	\$184.67
2017 Pay 2018	3/23/2018	\$213.66
2016 Pay 2017	4/18/2017	\$194.24
2015 Pay 2016	9/19/2016	\$239.34
2015 Pay 2016	5/10/2016	\$239.34
2014 Pay 2015	4/20/2015	\$616.44
2013 Pay 2014	5/15/2014	\$479.52
2012 Pay 2013	10/10/2013	\$233.53
2012 Pay 2013	5/7/2013	\$233.53
2011 Pay 2012	9/21/2012	\$207.13
2011 Pay 2012	9/6/2012	\$744.00
2009 Pay 2010	9/27/2010	\$178.98
2009 Pay 2010	9/27/2010	\$742.44
2008 Pay 2009	1/8/2009	\$228.45

Total:

Tax Year	Amount
2017 Pay 2018	\$583.00
2016 Pay 2017	\$194.24
2015 Pay 2016	\$478.68
2014 Pay 2015	\$616.44
2013 Pay 2014	\$479.52
2012 Pay 2013	\$467.06
2011 Pay 2012	\$951.13
2009 Pay 2010	\$921.42
2008 Pay 2009	\$228.45

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

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Schneider
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COUNTY INFORMATION

FARM 1

MILLGROVE - AG/RURAL 1/2

Notes
 2/11/2016 M: "SPLIT" TO 013.050 (CHUPP) AND 013.070 (CHUPP) EFF 16 PAY 17
 1/4/2016 M: LANDUSE UPDATED EFF 16 PAY 17
 4/12/2011 2012 Reassess: REV BB 11/23/2010 NO CHANGE

W 700 N 100, Vacant Land

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **Value**
 08/31/2015 LORDS INC 1510-0346 COR / \$199,118
 04/20/2015 CERES FARMS LLC 1504-0416 COR / \$1,150,275
 02/03/2014 CERES FARMS LLC 1402-0038 Wa / \$1,150,000
 12/26/2013 LS FARMS LLP 1312-0751 Wa / \$1,000,000
 04/14/2004 PARR GREGORY E PERS REP PR 0404/0505 \$0
 01/25/1999 PARR GAYLORD R 0 WD 9901/0797 \$103,500

LORDS INC

Ownership
 LORDS INC
 6825 N 375 E
 HOWE, IN 46746

Legal
 PT EPT NW 1/4 SEC 21 19.384A

76-04-21-000-013.040-007

General Information
Parcel Number
 76-04-21-000-013.040-007
Local Parcel Number
 042100001304009
Tax ID:

Routing Number
 21-000-013.040

Property Class 100
 Vacant Land

Year: 2018
Location Information

County
 Steuben
Township
 MILLGROVE TOWNSHIP
District 007 (Local 09)
 MILLGROVE TOWNSHIP
School Corp 4515
 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 991069
 MILLGROVE - AG/RURAL RES
Section/Plat
 21-000
Location Address (1)
 W 700 N
 PLEASANT LK, IN 46776



Valuation Records (Work in Progress values are not certified values and are subject to change)

Assessment Year	2018	2018	2018	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
As Of Date	04/25/2018	04/24/2018	04/20/2018	03/23/2017	05/28/2016	07/09/2015	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land	\$15,900	\$15,900	\$18,200	\$17,700	\$18,700	\$40,400	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$15,100	\$15,100	\$17,400	\$17,400	\$18,400	\$39,900	
Land Non Res (3)	\$800	\$800	\$800	\$300	\$300	\$500	
Improvement	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$15,900	\$15,900	\$18,200	\$17,700	\$18,700	\$40,400	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$15,100	\$15,100	\$17,400	\$17,400	\$18,400	\$39,900	
Total Non Res (3)	\$800	\$800	\$800	\$300	\$300	\$500	

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
91	A	BOB	0	0.160000	\$5,000	\$5,000	\$800	0%	0%	1.0000	\$800
4	A	HN	0	18.8	\$1,610	\$805	\$15,134	0%	0%	1.0000	\$15,130
82	A	BOB	0	0.440000	\$1,610	\$966	\$425	-100%	0%	1.0000	\$0

Market Model
 N/A

Characteristics
Topography
 Level
Flood Hazard
 ERA
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Other

Printed Thursday, April 26, 2018
Review Group 2016

Data Source External Only
Collector

Appraiser 11/23/2010 BB

Land Computations

Calculated Acreage	19.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	19.38
81 Legal Drain NV	0.00
82 Public Roads NV	0.44
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.16
Total Acres Farmland	18.78
Farmland Value	\$15,130
Measured Acreage	18.80
Avg Farmland Value/Acre	805
Value of Farmland	\$15,120
Classified Total	\$0
Farm / Classified Value	\$15,100
Homesite(s) Value	\$0
91/92 Value	\$800
Supp. Page Land Value	\$0
CAP 1 Value	\$15,100
CAP 2 Value	\$800
CAP 3 Value	\$800
Total Value	\$15,900

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:42 PM



Summary - Auditor's Office

Parcel ID 760421000013040007
Alternate ID 04-21-000-013.040-09
Property Address 700 N & 850 W
Orland, IN 46776
Sec/Twp/Rng 21/38/12
Tax Set MILLGROVE TWP
Subdivision N/A
Brief Tax Description PT E PT NW 1/4 Sec 21 19.384A
(Note: Not to be used on legal documents)
Book/Page 1510-0346 (10/15/2015)
Acres 19.384
Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
Lords Inc
6825 N 375 E
Howe, IN 46746

Taxing District - Assessor's Office

County: Steuben
Township: MILLGROVE TOWNSHIP
State District 007 MILLGROVE TOWNSHIP
Local District: 09
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 991069 MILLGROVE - AG/RURAL RES

Site Description - Assessor's Office

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 19.384

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way	BOB	0	0	0.440000	\$1,610.00	\$966.00	\$425.04	(\$100.00)	\$0.00
Residential Excess Acreage	BOB	0	0	0.160000	\$5,000.00	\$5,000.00	\$800.00	\$0.00	\$800.00
Tillable Cropland	HN	0	0	18.8	\$1,610.00	\$805.00	\$15,134.00	\$0.00	\$15,130.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
8/31/2015	LORDS INC	1510-0346		\$199,118.00
4/20/2015	CERES FARMS LLC	1504-0416		\$1,150,275.00
2/3/2014	CERES FARMS LLC	1402-0038		\$1,150,000.00
12/26/2013	LS FARMS LLP	1312-0751		\$1,000,000.00
4/14/2004	PARR GREGORY E	PERS REP	0404/0505	\$0.00
1/25/1999	PARR GAYLORD R	0	9901/0797	\$103,500.00
	BURLINGAME JEFFREY			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
43227	10/15/2015	Split Property	Corp Deed	1510-0346	1510	0346	Lords Inc	Lords Inc
41986	4/20/2015	Change Ownership	Corp Deed	1504-0416	1504	0416	Ceres Farms LLC	Lords Inc
39155	2/3/2014	Change Ownership	Warranty Deed	1402-0038	1402	0038	LS Farms LLP	Ceres Farms LLC
38942	12/26/2013	Change Ownership	Warranty Deed	1312-0751	1312	0751	Parr Gregory E	LS Farms LLP
7429	4/14/2004	Change Ownership	Personal Representatives Deed	0404-0505	0404	0505	Parr, Gaylord R	Parr, Gregory E

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

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Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$15,900	\$17,700	\$18,700	\$40,400	\$40,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$15,100	\$17,400	\$18,400	\$39,900	\$39,900
Land Non Res (3)	\$800	\$300	\$300	\$500	\$500
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$15,900	\$17,700	\$18,700	\$40,400	\$40,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$15,100	\$17,400	\$18,400	\$39,900	\$39,900
Total Non Res (3)	\$800	\$300	\$300	\$500	\$500

Tax History - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Penalty	Additional 5% Penalty	\$3.93	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$3.93	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$75.50	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$78.62	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$75.50	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$78.62	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$3.93	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$78.62	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$168.76	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$168.76	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$172.23	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$172.23	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$141.90	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$141.90	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$137.97	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$137.97	
2011 Pay 2012	Property Tax Detail	Fee	Tax Sale Fee	\$25.00	
2011 Pay 2012	Property Tax Detail	Fee	Tax Sale Vendor Fee	\$70.00	
2011 Pay 2012	Property Tax Detail	Penalty	1st Installment Penalty	\$12.21	
2011 Pay 2012	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$20.72	
2011 Pay 2012	Property Tax Detail	Penalty	LY 1st Installment Penalty	\$10.36	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$10.36	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$122.14	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 1st Installment Tax	\$103.58	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$103.58	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$122.14	

Total:

Tax Year	Amount	Bal Due
2017 Pay 2018	\$237.48	\$0.00
2016 Pay 2017	\$161.17	
2015 Pay 2016	\$337.52	
2014 Pay 2015	\$344.46	
2013 Pay 2014	\$283.80	
2012 Pay 2013	\$275.94	
2011 Pay 2012	\$600.09	

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:42 PM

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2017 Pay 2018	10/1/2018	\$75.50
2017 Pay 2018	4/16/2018	\$75.50
2017 Pay 2018	3/23/2018	\$86.48
2016 Pay 2017	4/18/2017	\$78.62
2015 Pay 2016	9/19/2016	\$168.76
2015 Pay 2016	5/10/2016	\$168.76
2014 Pay 2015	4/20/2015	\$344.46
2013 Pay 2014	5/15/2014	\$283.80
2012 Pay 2013	10/10/2013	\$137.97
2012 Pay 2013	5/7/2013	\$137.97
2011 Pay 2012	9/21/2012	\$122.14
2011 Pay 2012	9/6/2012	\$477.95
2009 Pay 2010	9/27/2010	\$105.76
2009 Pay 2010	9/27/2010	\$116.34
2008 Pay 2009	9/25/2009	\$110.96
2008 Pay 2009	9/25/2009	\$365.21
2008 Pay 2009	11/20/2008	\$210.87

Total:

Tax Year	Amount
2017 Pay 2018	\$237.48
2016 Pay 2017	\$78.62
2015 Pay 2016	\$337.52
2014 Pay 2015	\$344.46
2013 Pay 2014	\$283.80
2012 Pay 2013	\$275.94
2011 Pay 2012	\$600.09
2009 Pay 2010	\$222.10
2008 Pay 2009	\$687.04

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

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COUNTY INFORMATION

FARM 1

MILLGROVE - AG/RURAL 1/2

W 700 N 100, Vacant Land

LORDS INC

76-04-20-000-001.020-007

General Information

Parcel Number
76-04-20-000-001.020-007

Local Parcel Number
042000000102009

Tax ID:

Routing Number
20-000-010.200

Property Class 100
Vacant Land

Year: 2018

Ownership
LORDS INC
6825 N 375 E
HOWE, IN 46746

Legal
PT NE 1/4 SEC 20 55.216A

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**
04/20/2015 LORDS INC 1504-0416 COR / \$1,150,275 /
02/03/2014 CERES FARMS LLC 1402-0038 Wa / \$0 /
12/26/2013 LS FARMS LLP 1312-0751 Wa / \$1,000,000 /
03/31/2006 PARR GREGORY E PR 0906/0998 \$0 /
06/19/2000 PARR GAYLORD R WD 0006/0519 \$0 /
01/01/1900 JACOB GORDON LE WD / \$0 /

Ownership
LORDS INC
6825 N 375 E
HOWE, IN 46746

Legal
PT NE 1/4 SEC 20 55.216A

Location Information
County
Steuben

Township
MILLGROVE TOWNSHIP

District 007 (Local 09)
MILLGROVE TOWNSHIP

School Corp 4515
PRAIRIE HEIGHTS COMMUNITY

Neighborhood 991069
MILLGROVE - AG/RURAL RES

Section/Plat
20-000

Location Address (1)
W 700 N
ORLAND, IN 46776

Notes
12/27/2017 2018: REVAL AR 11/17/17 NO CHANGE
12/22/2015 M: "SPLIT" TO 001.030 AND 001.040 EFF 16 PAY 17
22/12/14 M: "SPLIT" FROM 001 PER AUDITORS OFFICE EFF 14 PAY 15

Assessment Year **Reason For Change** **As Of Date** **Valuation Method** **Equalization Factor** **Notice Required** **2018** **2017** **2016** **2015**
2018 WIP AA AA AA
04/25/2018 04/24/2018 03/23/2017 05/28/2016 07/09/2015
Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod Indiana Cost Mod
1.0000 1.0000 1.0000 1.0000 1.0000

Land **Land Res (1)** **Land Non Res (2)** **Land Non Res (3)** **Improvement** **Imp Res (1)** **Imp Non Res (2)** **Imp Non Res (3)** **Total** **Total Res (1)** **Total Non Res (2)** **Total Non Res (3)**
\$81,200 \$0 \$81,200 \$0 \$0 \$0 \$0 \$0 \$81,200 \$0 \$81,200 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
\$81,200 \$0 \$81,200 \$0 \$81,200 \$0 \$81,200 \$0 \$81,200 \$0 \$81,200 \$0

Land Data (Standard Depth: Res 120', Cl 120')
Land Pricing Soil Type Method ID **Act Front.** **Size Factor** **Rate** **Adj. Rate** **Ext. Value** **Infl. %** **Elig %** **Res Market Factor** **Value**
4 A OHA 0 5.48 0.64 \$1,610 \$1,030 \$5,644 0% 0% 1.0000 \$5,640
4 A RXA 0 47.330000 0.98 \$1,610 \$1,578 \$74,687 0% 0% 1.0000 \$74,690
4 A KSC 0 0.920000 0.60 \$1,610 \$966 \$889 0% 0% 1.0000 \$890
82 A RXA 0 1.490000 0.98 \$1,610 \$1,578 \$2,351 -100% 0% 1.0000 \$0

Market Model
N/A

Characteristics
Topography **Flood Hazard**
Rolling ERA
Public Utilities
Electricity TIF
Streets or Roads
Paved
Neighborhood Life Cycle Stage
Other

Printed Thursday, April 26, 2018
Review Group 2017

Land Computations
Calculated Acreage 55.22
Actual Frontage 0
Developer Discount
Parcel Acreage 55.22
81 Legal Drain NV 0.00
82 Public Roads NV 1.49
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 53.73
Farmland Value \$81,220
Measured Acreage 53.73
Avg Farmland Value/Acre 1512
Value of Farmland \$81,230
Classified Total \$0
Farm / Classified Value \$81,200
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$81,200
CAP 3 Value \$0
Total Value \$81,200

Valuation Records (Work in Progress values are not certified values and are subject to change)

Land Data (Standard Depth: Res 120', Cl 120')

Land Pricing Soil Type Method ID **Act Front.** **Size Factor** **Rate** **Adj. Rate** **Ext. Value** **Infl. %** **Elig %** **Res Market Factor** **Value**

Data Source External Only **Collector** 12/07/2017 **Appraiser** 12/07/2017 **AR**

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:41 PM



Summary - Auditor's Office

Parcel ID 760420000001020007
Alternate ID 04-20-000-001.020-09
Property Address 6902 N State Rd 327
Orland, IN 46776
Sec/Twp/Rng 20/38/12
Tax Set MILLGROVE TWP
Subdivision N/A
Brief Tax Description PT NE 1/4 Sec 20 55.216A
(Note: Not to be used on legal documents)
Book/Page 1509-0554 (9/25/2015)
Acres 55.216
Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
Lords Inc
6825 N 375 E
Howe, IN 46746

Taxing District - Assessor's Office

County: Steuben
Township: MILLGROVE TOWNSHIP
State District 007 MILLGROVE TOWNSHIP
Local District: 09
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 991069 MILLGROVE - AG/RURAL RES

Site Description - Assessor's Office

Topography: Rolling
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 55.216

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	KSC	0	0	0.920000	\$1,610.00	\$966.00	\$888.72	\$0.00	\$890.00
Tillable Cropland	OHA	0	0	5.48	\$1,610.00	\$1,030.00	\$5,644.40	\$0.00	\$5,640.00
Tillable Cropland	RXA	0	0	47.330000	\$1,610.00	\$1,578.00	\$74,686.74	\$0.00	\$74,690.00
Road Right of Way	RXA	0	0	1.490000	\$1,610.00	\$1,578.00	\$2,351.22	(\$100.00)	\$0.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
4/20/2015	LORDS INC	1504-0416		\$1,150,275.00
2/3/2014	CERES FARMS LLC	1402-0038		\$0.00
12/26/2013	LS FARMS LLP	1312-0751		\$1,000,000.00
3/31/2006	PARR GREGORY E		0906/0998	\$0.00
6/19/2000	PARR GAYLORD R		0006/0519	\$0.00
	JACOB GORDON LETUX			\$0.00

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
43065	9/25/2015	Split Property	Corp Deed	1509-0554	1509	0554	Lords Inc	Lords Inc
43062	9/25/2015	Split Property	Corp Deed	1509-0554	1509	0554	Lords Inc	Lords Inc
41986	4/20/2015	Change Ownership	Corp Deed	1504-0416	1504	0416	Ceres Farms LLC	Lords Inc
39155	2/3/2014	Change Ownership	Warranty Deed	1402-0038	1402	0038	LS Farms LLP	Ceres Farms LLC

Valuation - Assessor's Office

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:41 PM

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$81,200	\$93,300	\$98,900	\$113,300	\$114,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$81,200	\$93,300	\$98,900	\$112,900	\$114,300
Land Non Res (3)	\$0	\$0	\$0	\$400	\$400
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$81,200	\$93,300	\$98,900	\$113,300	\$114,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$81,200	\$93,300	\$98,900	\$112,900	\$114,300
Total Non Res (3)	\$0	\$0	\$0	\$400	\$400

Tax History - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Penalty	Additional 5% Penalty	\$20.79	\$0.00
2017 Pay 2018	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$20.79	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$397.91	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$415.81	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$397.91	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$415.81	
2016 Pay 2017	Property Tax Detail	Penalty	2nd Installment Penalty	\$20.79	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$415.81	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$473.26	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$473.26	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$488.98	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$488.98	

Total:

Tax Year	Amount	Bal Due
2017 Pay 2018	\$1,253.21	\$0.00
2016 Pay 2017	\$852.41	
2015 Pay 2016	\$946.52	
2014 Pay 2015	\$977.96	

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2017 Pay 2018	10/1/2018	\$397.91
2017 Pay 2018	4/16/2018	\$397.91
2017 Pay 2018	3/23/2018	\$457.39
2016 Pay 2017	4/18/2017	\$415.81
2015 Pay 2016	9/19/2016	\$473.26
2015 Pay 2016	5/10/2016	\$473.26
2014 Pay 2015	4/20/2015	\$977.96

Total:

Tax Year	Amount
2017 Pay 2018	\$1,253.21
2016 Pay 2017	\$415.81
2015 Pay 2016	\$946.52
2014 Pay 2015	\$977.96

COUNTY INFORMATION

FARM 1

Beacon - Steuben County, IN

12/10/18, 2:41 PM

Map



No data available for the following modules: Residential - Assessor's Office, Improvements - Assessor's Office, Deductions - Auditor's Office, Tax Payments, Sketches - Assessor's Office.

Steuben County, its employees, agents, and personnel, makes no representation or warranty as to the accuracy of this website's information – in particular, the info's accuracy pertaining to labeling, dimensions, contours, property boundaries, and placement or location of any map features.

Last Data Upload: 12/7/2018, 10:02:41 PM

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 Schneider
GEOSPATIAL

COUNTY INFORMATION

FARM 2

76-04-19-000-009.000-007

General Information

Parcel Number
76-04-19-000-009.000-007
Local Parcel Number
041900009000009
Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2018

Location Information

County
Stauben
Township
MILLGROVE TOWNSHIP
District 007 (Local 09)
MILLGROVE TOWNSHIP
School Corp 4515
PRAIRIE HEIGHTS COMMUNITY
Neighborhood 991069
MILLGROVE - AGRURAL RES

Section/Plat
19-000

Location Address (1)
650 N
ORLAND, IN 46776

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level
Public Utilities
Electricity
Streets or Roads
Paved
Neighborhood Life Cycle Stage
Other

Flood Hazard
ERA
TIF

Printed
Thursday, April 26, 2018

Review Group
2017

Data Source
External Only

Collector
11/21/2017

Appraiser
11/21/2017

TMK
TMK

TMK

LORDS SEED LLC

Ownership

LORDS SEED LLC
6825 N 375 E
HOWE, IN 46746

Legal

NE 1/4 SE 1/4 SEC 19.40A

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

Land Pricing Soil

Type Method ID

Act Front.

Size Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Res Market Elig %

Factor

Value

Res Market Value

Land Data (Standard Depth: Res 120', CI 120')

Land Data (Standard Depth: Res 120', CI 120')

Land Data (Standard Depth: Res 120', CI 120')

Land Data (Standard Depth: Res 120', CI 120')

Land Data (Standard Depth: Res 120', CI 120')

Land Data (Standard Depth: Res 120', CI 120')

650 N

Transfer of Ownership

Date
06/29/2012 LORDS SEED LLC
02/22/2011 LORDS SEED A GEN
03/31/2006 PARR GREGORY E
06/14/1999 PARR GAYLORD
12/03/1998 GAMBERA IDEALE
10/06/1978 BARROWS VOLONTA

Doc ID

Code

Book/Page

Adj Sale Price

VII

SW

1207/0435

WD

1103/0137

WD

0906/0997

PR

0906/0484

WD

0981/2229

OT

0

0

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100, Vacant Land

Notes

11/21/2017 2018: REVAL 10/18/2017 TMK NO CHANGE COMP 1/1/18
2/4/2016 M: LANDUSE UPDATED EFF 16 PAY 17
2/15/2012 2012 Reassess: REV/MC 5/5/2011 NO CHANGE

Land Computations

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

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COUNTY INFORMATION

FARM 2

Beacon - Steuben County, IN

12/10/18, 2:43 PM



Summary - Auditor's Office

Parcel ID 760419000009000007
Alternate ID 04-19-000-009.000-09
Property Address 6945 N State Rd 327
Orland, IN 46776
Sec/Twp/Rng N/A
Tax Set MILLGROVE TWP
Subdivision N/A
Brief Tax Description 009-00256-00 NE 1/4 SE 1/4 SEC 19 40A
(Note: Not to be used on legal documents)
Book/Page 1207-0435 (7/13/2012)
Acres 40.000
Class 100 - Ag - Vacant lot

Owners - Auditor's Office

Deeded Owner
Lords Seed LLC
6825 N 375 E
HOWE, IN 46746

Taxing District - Assessor's Office

County: Steuben
Township: MILLGROVE TOWNSHIP
State District 007 MILLGROVE TOWNSHIP
Local District: 09
School Corp: PRAIRIE HEIGHTS COMMUNITY
Neighborhood: 991069 MILLGROVE - AG/RURAL RES

Site Description - Assessor's Office

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality
Parcel Acreage: 40

Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Non-tillable Land	BOB	0	0	2.97	\$1,610.00	\$966.00	\$2,869.02	(\$60.00)	\$1,150.00
Legal Ditch	BOB	0	0	4.56	\$1,610.00	\$966.00	\$4,404.96	(\$100.00)	\$0.00
Road Right of Way	BOB	0	0	.81	\$1,610.00	\$966.00	\$782.46	(\$100.00)	\$0.00
Farm Ponds	HT	0	0	.450	\$1,610.00	\$805.00	\$362.25	(\$40.00)	\$220.00
Tillable Cropland	OHA	0	0	19.18	\$1,610.00	\$1,030.00	\$19,755.40	\$0.00	\$19,760.00
Woodland	OHA	0	0	12.03	\$1,610.00	\$1,030.00	\$12,390.90	(\$80.00)	\$2,480.00

Transfers - Assessor's Office

Date	New Owner	Doc ID	Book/Page	Sale Price
6/29/2012	LORDS SEED LLC	SW	1207/0435	\$311,850.00
2/22/2011	LORDS SEED A GENERAL PARTNERSHIP		1103/0137	\$311,850.00
3/31/2006	PARR GREGORY E		0906/0997	\$0.00
6/14/1999	PARR GAYLORD	0	9906/0484	\$177,057.00
12/3/1998	GAMBERA IDEALE	0	981/2229	\$0.00
10/6/1978	BARROWS VOLONTA &	0		\$0.00
3/3/1978	BARROWS VOLONTA	0		\$0.00
	BARROWS MAXON D			\$0.00

COUNTY INFORMATION

FARM 2

Beacon - Steuben County, IN

12/10/18, 2:43 PM

Transfer History - Auditor's Office

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
35160	7/13/2012	Change Ownership	Special WD	1207-0435	1207	0435	Lords Seed a General Partnership	Lords Seed LLC
31783	3/7/2011	Change Ownership	Warranty Deed	1103-0137	1103	0137	Parr, Gregory E	Lords Seed a General Partnership
28040	6/26/2009	Change Ownership	Personal Representatives Deed	0906-0997	0906	0997	Parr, Gaylord	Parr, Gregory E

Valuation - Assessor's Office

Assessment Year	2018	2017	2016	2015	2014
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/24/2018	3/23/2017	5/28/2016	7/9/2015	6/13/2014
Land	\$23,600	\$27,100	\$28,700	\$28,200	\$28,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$23,600	\$27,100	\$28,700	\$28,200	\$28,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$23,600	\$27,100	\$28,700	\$28,200	\$28,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$23,600	\$27,100	\$28,700	\$28,200	\$28,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$115.58	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$115.58	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$120.66	
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$120.66	
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$117.80	
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$117.80	
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$120.22	
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$120.22	
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$87.67	
2013 Pay 2014	Special Assessment Detail	Tax	ROB-GILES-SWIGER 1st Installment Tax	\$10.00	
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$87.67	
2013 Pay 2014	Special Assessment Detail	Tax	ROB-GILES-SWIGER 2nd Installment Tax	\$0.00	
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$85.27	
2012 Pay 2013	Special Assessment Detail	Tax	ROB-GILES-SWIGER 1st Installment Tax	\$10.00	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$85.27	
2012 Pay 2013	Special Assessment Detail	Tax	ROB-GILES-SWIGER 2nd Installment Tax	\$0.00	
2011 Pay 2012	Property Tax Detail	Penalty	Additional 5% Penalty	\$0.37	
2011 Pay 2012	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$0.37	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$75.92	
2011 Pay 2012	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$7.34	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$75.92	

Total:

Tax Year	Amount	Bal Due
2017 Pay 2018	\$231.16	\$0.00
2016 Pay 2017	\$241.32	
2015 Pay 2016	\$235.60	
2014 Pay 2015	\$240.44	

COUNTY INFORMATION

FARM 2

Beacon - Steuben County, IN

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2013 Pay 2014	\$185.34
2012 Pay 2013	\$180.54
2011 Pay 2012	\$159.92

Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2017 Pay 2018	11/16/2018	\$115.58
2017 Pay 2018	5/11/2018	\$115.58
2016 Pay 2017	11/6/2017	\$120.66
2016 Pay 2017	5/12/2017	\$120.66
2015 Pay 2016	11/9/2016	\$117.80
2015 Pay 2016	5/12/2016	\$117.80
2014 Pay 2015	11/12/2015	\$120.22
2014 Pay 2015	5/14/2015	\$120.22
2013 Pay 2014	11/12/2014	\$87.67
2013 Pay 2014	5/7/2014	\$97.67
2012 Pay 2013	11/8/2013	\$85.27
2012 Pay 2013	5/7/2013	\$95.27
2011 Pay 2012	7/13/2012	\$75.92
2011 Pay 2012	5/4/2012	\$85.92
2011 Pay 2012	1/10/2012	\$8.08
2010 Pay 2011	2/28/2011	\$131.02
2009 Pay 2010	9/27/2010	\$65.51
2009 Pay 2010	9/27/2010	\$355.22
2008 Pay 2009	1/8/2009	\$83.74

Total:

Tax Year	Amount
2017 Pay 2018	\$231.16
2016 Pay 2017	\$241.32
2015 Pay 2016	\$235.60
2014 Pay 2015	\$240.44
2013 Pay 2014	\$185.34
2012 Pay 2013	\$180.54
2011 Pay 2012	\$169.92
2010 Pay 2011	\$131.02
2009 Pay 2010	\$420.73
2008 Pay 2009	\$83.74

Map





VALLEY.

CAUTION
Electrical components
may be energized.

PHOTOS

PHOTOS



PHOTOS



FARM 2



FARM 2

PHOTOS



PHOTOS



PHOTOS



FARM 1 - TRACT 6



FARM 1 - TRACT 7

PHOTOS





FARM 1 - TRACT 6



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